

\$799,800 - 972 12 Street S, Lethbridge

MLS® #A2142732

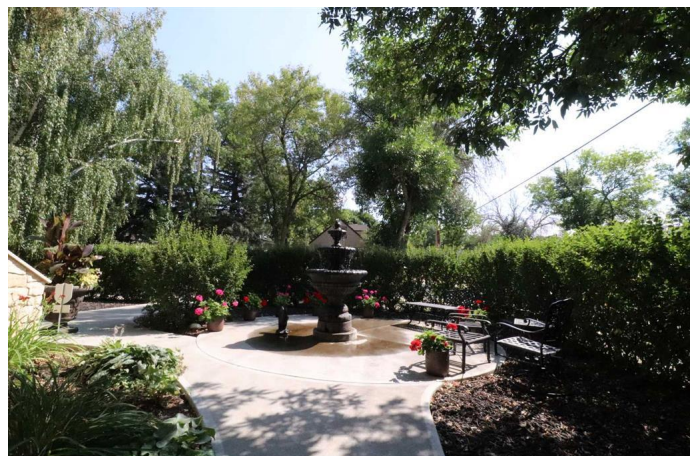
\$799,800

4 Bedroom, 2.00 Bathroom, 1,416 sqft

Residential on 0.14 Acres

Fleetwood, Lethbridge, Alberta

Custom designed and crafted with luxury and elegance at the forefront. From the moment you arrive to view this one-of-a-kind residence, the highest level of quality and class is immediately apparent. A stone and acrylic stucco exterior, secluded paving stone front patio and water fountain are just the beginning of a long list of exceptional features and upgrades seen throughout the home. French doors to a welcoming front Foyer, 9' ceiling height, rich hardwood flooring, transom windows with electric blinds, a double-sided gas fireplace, built-in ceiling speakers, are the 1st of many highlights. The kitchen and dining areas are truly outstanding in design and quality. High end custom cabinetry, double door floor to ceiling pull-out pantry, granite countertops, massive island with breakfast bar seating and a food prep sink, marble counter to ceiling backsplash, built-in appliances including a Sub-Zero refrigerator, a 6-burner gas stove complete with water pot filler, as well as a coffee station, and pot hanger with lighting directly above the island. The spacious dining area is complimented by a built-in China cabinet with granite counter tops and hideaway television. The Primary bedroom suite is complemented by one of the most elegant 6-piece bathrooms you will ever see. Large tile and glass shower stall with a Raincan shower head, oversized soaker tub, water closet, and double sinks. What a great way to start and end your day. Huge windows adjacent to your lower-level staircase offer a



great view and bring in tons of natural light to both levels. The fully developed basement features 9' ceilings, a family room/games room with built-in bar, 3 more bedrooms, (one with French doors creating an office space or fitness room option), as well as another bathroom with a Raincan shower head and heated floors. The WOW factor continues even when you head out to your backyard. A few short steps from your kitchen is a covered veranda with a full height stone feature gas fireplace, cedar lined ceiling and believe it or not, a heated tile flooring system. The back yard is private, nicely sheltered and very peaceful. A 30' X 22' garage is finished with rubberized flooring, 2 overhead heaters, plenty of custom cabinetry and shelving, as well as 220 wiring. There is an underground watering system for the gardens as well as powered on/off switches for the fountains. Another fantastic feature is the opportunity to invest in the adjacent property at 970 12th Street. Consider owning the home right next door as it is a fantastic match and was tastefully renovated at the same time with similar exterior finishes. Its a perfect fit for an In-Law residence, Guest House, or Bed and Breakfast. All of this is conveniently located in the heart of the city with quick access to the coulees, Hospital, schools, and shopping.

Built in 2015

Essential Information

MLS® #	A2142732
Price	\$799,800
Sold Price	\$779,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,416
Acres	0.14

Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	972 12 Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2S7

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island
Appliances	Built-In Oven, Dishwasher, Freezer, Gas Stove, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
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Date Sold	October 5th, 2024
Days on Market	105
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Royal Lepage South Country - Lethbridge

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